47

# WARRANTY DEED

**PLEASE RETURN TO:**
CASTLEMAN TITLE & ESCROW, INC.
WILLIAM D. CASTLEMAN, ATTORNEY
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 10, 2004

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,900.00

Budget Barr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2002.

Rebecca Hudson
Notary Public

MY COMMISSION EXPIRES: April 10, 2004.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/30/02 11:59 2pgs
Fees:13.00 Taxes:391.83
20020830-0105247

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Felicia R. Hudgins | **FIRST HORIZON HOME LOAN CORP.** | 052<br>319 |
| (NAME)<br>612 Sandy Spring Trail | (NAME)<br>**4000 HORIZON WAY** | Group 08-0-A<br>**52-8A-319** |
| (ADDRESS)<br>Madison, TN 37115 | (ADDRESS)<br>**IRVING, TX 75063** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jeremy D. Wells and Wife, Misty D. Wells , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Felicia R. Hudgins*, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: ***Unmarried**

Being Lot No. 110 on the Plan of Heron Walk, Phase Two, Section Five, as of record in Plat Book 9700, Page 923, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeremy D. Wells and Wife, Misty D. Wells by deed from Allen Earps and wife, Betty F. Earps of record in Instrument 200002230017796, Register's Office for said County.

By-Laws in Book 10170, Page 124, Register's Office for said County.

Restrictive Covenants of record in Deed Book 10095, Page 464, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Sewer Easement as shown of record in Deed Book 3641, Page 253, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 10125, Page 449, Register's Office for said County.

Subject to all matters as set forth per Plat Book 9700, Page 923, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 612 Sandy Spring Trail, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 26th day of August, 2002.

Jeremy D. Wells

Misty D. Wells

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jeremy D. Wells and Wife, Misty D. Wells the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8/26/2002

My Commission Expires: 4-10-04

Notary Public

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires April 10, 2004

**File Number2208102**

**RETURN TO:**

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d/b/a Services Management Co. of Tennessee
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